

SAXONIA, ON UPPER BROADWAY, IN REAL ESTATE

Six Story House Heads List of Apartment Sales; Ben Nevis Also Changes Hands.

J. B. Maxwell sold for James Madden an investing client the six story elevator apartment house with seven stories known as the Saxonia at 601 West 136th street, northwest corner of Broadway, on a plot 100x100. The property has a total rent of \$50,000 a year and was held at \$255,000. It had not been sold since it was built in 1908.

Neuring Bros. sold to an investor for the builders, Robertson & Gamble, the Ben Nevis, a six story, forty-two family apartment house, 135x100, at 370 to 380 Wadsworth avenue, at 192d street, renting for \$45,000 and held at \$275,000. The property has an unobstructed view of the Palisades and Dyckman Valley, and is the second one of a row of three similar houses built by the sellers at this point to be sold by the same buyers. Neuring Bros. have been appointed agents.

Rasmussen & Sauter sold for the X. L. Realty Company, Inc., the five story apartment house, 25x127.7, at 251 East 10th street, between Broadway and Lexington, to Louis N. Sibbens. The brokers were appointed agents for the property.

Wm. A. White & Sons sold for J. Edgar White the five story tenement 216 East Twenty-seventh street, 25x93.9, to an investing client.

Sales Revealed in Transfers.

Charles Danewitz sold to the Samley Realty Company two five story apartment houses, 110x100, at 72 to 82 Seaman avenue, west of 207th street.

Simson Wolf sold to Abraham Dampney for \$26,000 a five story flat, 25x100, at 1456 Amsterdam avenue, south of 134th street.

Charles A. Hart sold to Esther C. Rice a three story house with stores, 25x113.7, at 302 West Thirteenth street.

Jacob A. Unger sold to John J. McCaughey a four story store tenement, 20x80, at 592 Tenth avenue, south of Forty-third street.

Ruth L. Allen sold to Jennie O. Lipson a four story dwelling, 17x102.1, at 50 East Seventy-sixth street.

Jane Hunter sold to Jesse Beckman a three story dwelling, 17x100.11, at 108 West 118th street.

Jacob Goodman sold to Frank Adams a three story dwelling, 18x99.11, at 243 West 130th street.

COSTLY DWELLING SOLD BY MRS. G. B. THAYER

Other Dwelling Deals Reported in Manhattan.

Mrs. Gladys B. Thayer has sold her new five story residence, 22x100, at 132 East Seventy-first street, which was recently built for her from plans by Frederick Sterner, to John J. McCaughey, a well known New Yorker, who will occupy the property. The house has an electric elevator, several enclosed sleeping porches and there is a formal garden in the rear. It was held at \$135,000.

Douglas L. Elliman & Co. were the brokers. This is the third house sold in this block between Park and Lexington avenues. The others were Nos. 130 and 128.

Douglas L. Elliman & Co., Inc., have sold 25 East 117th street, 25x72, improved with a four story house, between Fifth and Madison avenues. Price asked \$125,000. The buyer is an investor who plans to lease it to a family.

Morris Cooper, attorney, sold the property at 176 East 111th street, a three story dwelling, 17x100, arranged for three families, to John J. McCaughey, represented by J. M. Nims, attorney.

Pease & Elliman sold for Lewis B. Levy a four story dining room and kitchen dwelling, at 24 West 75th street, 20x100, to a client for occupancy.

B. Menechel bought from the Griffin estate through the late Mr. Griffin, the four story house at 402 East Nineteenth street, on a lot 28x6, adjoining the southeast corner of First avenue.

BUILDING REPORTS FOR MONTH OF FEBRUARY

The report for building operations in Manhattan during the month of February, as given out by Superintendent of Buildings Charles Brady, shows that plans were filed for a total of sixty-nine new buildings costing \$10,876,000, as against thirty-three costing \$8,861,300 the same month last year, thereby showing a gain of thirty-six in the number of buildings and \$1,654,710 in money involved.

Plans were filed for five dwellings costing a total of \$498,500, as against none the same month last year; sixteen tenement houses costing \$4,676,000, as against one costing \$250,000 the same month last year; twelve loft buildings costing \$509,800, as against six costing \$216,250 the same month last year; four office buildings costing \$1,747,000, as against five costing \$3,355,000 the same month last year; three manufacturing and workshops costing \$1,550,000, as against one costing \$15,000 the same month last year; two places of amusement costing \$100,000, as against one costing \$1,500,000 the same month last year; two hospitals costing \$900,000, as against none the same month last year; seventeen stables and garages costing \$125,500, as against none the same month last year; six other structures costing \$3,210, as against seven costing \$5,610 the same month last year; no plans were filed for school houses last month or the same month last year.

TO IMPROVE DYCKMAN PLOTS.

David Stewart sold for Minton Post Collins the plot, 30x100, at the southeast corner of Sherman avenue and Academy street to the L. & B. Construction Company, which will erect apartments and stores. The plot was held at \$25,000.

Frank Volz sold for the Keppeler estate five lots at the corner of Dyckman street and Armistead avenue to J. N. Nelson, a builder.

NEW PLATS FOR THE HEIGHTS.

Plans were filed yesterday for two six story apartment houses on the west side of St. Nicholas avenue, between 185th and 189th streets, on a plot 200x250, for the Charles Marks Realty Company. Charles Kresynover, architect, estimates the cost at \$250,000.

BROOKLYN TRANSACTIONS.

James Neuring, Inc., has sold, 1654 Glenhurst avenue, three five story apartment houses. The same broker sold for the Ardmore Estates 201 East 165th street, a five story apartment house, 45x100, on the northeast corner of Sherman street and Armistead avenue to J. N. Nelson, a builder.

FINE SCARSDALE PLACE SOLD BY B. S. CASTLES

Other Sales Reported From the Suburbs.

James B. Speyers & Co., Inc., sold for Burton S. Castles his country estate at Scarsdale, N. Y., comprising thirty-three acres highly developed, with large dwelling house and complete poultry and pheasant farm. All the personal property, including the live stock, is included in the sale. This is one of the show places of Westchester county, and will be used by the purchaser as an all year home. The property was held at \$200,000.

George Howe sold for Mrs. Grace Currie her residence on Magnolia avenue in Larchmont Manor, Larchmont, to Thomas F. Hall of this city.

Fish & Marvin have sold in Pelham Manor a building site on Monterey avenue for the Witherbee Real Estate and Improvement Company to William E. Atkinson; for William Templeton & Sons a house on Rochelle Terrace to J. Fred Ranges of Brooklyn, and for the Witherbee Real Estate and Improvement Company six lots on Pelhamdale avenue to Edward J. Duffy.

Rasmussen & Sauter sold for George Shaw a large plot on Huntington road, Huntington, L. I., to O. Bertelson, builder, who will erect a summer home.

Cruikshank Company sold for Henrietta E. Draper the recently completed residence on Hillcrest avenue, between Cherry street and Hillside avenue, Douglas Manor, Douglass, L. I.

Eugene V. Welsh sold for the estate of William A. Dunn the dwelling at 21 Phoenix avenue, Morristown, to Walter Anderson.

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WAGNER COLLEGE BUYS VANDERBILT PROPERTY

Gets Capt. 'Jake's' Homestead on Staten Island.

The old Vanderbilt property on Grymes Hill, St. George, S. I., has been sold by the trustees of Oberlin College to the Wagner College, which came to Staten Island a few years ago from Rochester, N. Y. Cornelius G. Kolff was the broker.

The Vanderbilt homestead, which was destroyed by fire a number of years ago during one of the most frightful thunderstorms which visited Staten Island, was one of the old land marks and was the home of "Capt. Jake Vanderbilt," the brother of Commodore Vanderbilt, and one of the leading and at the same time picturesque characters on Staten Island.

The home overlooked the famous Clove Valley, which during the middle and latter part of the nineteenth century was one of the social centers on Staten Island. Across the Clove and plainly visible from the Vanderbilt house, through a lane which had been cut in the intervening forest, was Clove Hill, the home of Mrs. L. Bau, a sister of Commodore and Capt. Vanderbilt, whose daughter was first Mrs. De Biols and afterward became the wife of Mr. Jose Aymar.

QUEENS BOROUGH MARKET.

Lewis H. May Company sold for Nettle Schulz the house on the east side of Hanson Court, West Crest, Far Rockaway, L. I., to Esther Canton.

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